Design and Access Statement

May 2019

This statement describes and considered the design intention for a project which will include the removal of the front garage door and replacement with a pair of windows and some brickwork. Removal of an existing sliding door set and a window to the ground floor rear elevation and replacement with a single glass door and associated internal alterations which are within the limitations of Permitted Development.

Introduction:

No 5 North Street is a pleasant 1960's mid terraced house of reasonable proportions and located within the Town Centre of Shoreham. Although in the middle of Shoreham it is within a quiet and pleasant area, close to the Church, Council offices and the shopping area.

The terrace of houses are well designed. Some have been altered. Some have already converted their garage into a habitable room.

Internal alterations to non-listed building do not need planning permission, but because of the Conservation Area, all works that are intended to be carried out are included in this application.

The alterations to the rear elevation will have no affect on the character of the Conservation Area because the alterations could only be seen by the occupier of 5 North Street.

Surrounding Area:

The surrounding area is peaceful, green with mature foliage and low in scale. The area is dominated in a positive way by St Marys de Haura Church. The new Council Offices in Pond Road are also an impressive local building. The proposed alterations to the front elevation will have little or no effect on the quality of the Conservation Area.

Amount of Development:

The development will not increase the footprint or volume of the existing building.

Layout:

The layout of the building will broadly stay the same as existing. The position of the garage and its proposed conversion to a kitchen will have no effect on the Conservation Area.

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Refuse/ Recycling Collection:

The storage of wheelie bins for refuse and recycling will not change. Bins are stored at the front of the house.

Scale:

There is no change to the scale of the existing house.

Landscaping:

General landscaping will not change. Although it is intended to take pride in the quality of the outdoor areas.

Appearance:

The appearance of the building will not change significantly. Other houses in the terrace have already converted their garage to a habitable room and the effect of this is benign on the Character of the Conservation Area.

Materials:

All new materials are to match existing.

Use:

There is no change to the use of the site which is residential in use.

Access:

The access to the house will not change and we intend to comply with the requirements under the building regulations for Access for Disabled people. There is no risk of flooding according to the Environment Agency website.

Summary:

This application will not result in any for of detriment to the Conservation Area. The alterations to the front and rear elevations are normal improvements to enable the current owner to enjoy the house.

Design and Access Statement written by

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Winner of the Shoreham Society Award for Architecture 2015
Distinction in Design Award (Adur District Council) 2016
Sussex Heritage Award for Housing
LABC Award for Housing
Shortlisted for LABC Award 2016

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